



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00002 – Glenwood Circle Place
Application Type: Resubdivision Combination
CPC Hearing Date: May 30, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: North of Border Highway and East of Glenwood
Acreage: 2.03 acres
Rep District: 8
Existing Use: Vacant
Existing Zoning: R-4 / SP (Residential/ Special Permit)
Proposed Zoning: R-4 / SP (Residential/ Special Permit)
Nearest Park: Ascarate Park (.181 mile)
Nearest School: Clardy Elementary School (0.391 mile)
Park Fees Required: \$24,660.00
Impact Fee Area: N/A
Property Owner: Mario Ornelas
Applicant: Aria Construction
Representative: Dorado Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential)/ Single-Family Development

South: R-4 (Residential)/ Border Highway

East: R-5 (Residential) / Single-Family Development and SD/sc (Special Development/ special contract) Single-Family Development

West: R-4 (Residential) / Single-Family Development

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

This is an application to replat approximately 2 acres of vacant land into 10 residential lots. The lots are approximately 7,000 square feet and are intended for 10 duplex/two family dwelling units. Previously, the applicant was granted a special permit for infill development, in which they requested reduced lot width, cumulative front and rear yard setbacks. Access to the subdivision is proposed from Glenwood Drive. The subdivision is being reviewed under the current subdivision code. The applicant is proposing the following exception:

- To allow a 97.18-foot minimum offset distance in accordance with Section 19.15.120-(Street offsets).

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of exception request and **approval** of Glenwood Circle Place on a Resubdivision Combination basis, subject to the following conditions and requirements:

Planning Division Recommendation:

Staff recommends **approval** of Glenwood Circle Place and of the exception request. Section 19.15.120 states:

*The city manager or designee may grant an exception where **infill**, topographic or other physical features render the required off-set unnecessary or impractical.*

In this case, the applicant is proposing infill development.

City Development Department - Land Development

No comments received.

Parks and Recreation Department

We have reviewed **Glenwood Circle Place**, a resubdivision combination plat map and offer Applicant / Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-4" allowing the construction of Single-family & Two-family dwelling units, therefore, we offer the following comments:

This subdivision consists of 10 lots & Applicant is proposing 10 duplexes for a total of 20 dwelling units; per proposed number of units, this replat is increasing density as evidenced by the original subdivision and this replat therefore, subject to re-calculation of the "Park fees".

Applicant shall be required to pay "Park fees" in the amount of **\$24,660.00** based on the following calculations:

10 Two-family dwellings for a total of 20 dwelling units @ \$1,370.00 per dwelling =
\$27,400.00

Less "Park fees" credits already paid for the "original subdivision on 1/12/07 =
\$2,740.00

Balance = \$24,660.00

Please allocate generated funds under Park Zone: **C-4**

Nearest Parks: **De Vargas** & **Modesto Gomez**

El Paso Water Utilities

1. EPWU does not object to this request.
2. In May of 2007, EPWU designed water distribution and sanitary sewer collection systems to serve the subject property. A design fee invoice and a blank Development Agreement were forwarded to the Owner on May 16, 2007 under the subdivision name of San Angelino Estates. No water or sanitary sewer lines were installed to serve the subject subdivision.
3. EPWU requests the current Owner to submit a new application for water and sanitary sewer service along with a new set of city-approved improvement plans.

Water

4. There is an existing 8-inch diameter water main along Glenwood Street. A water main extension along the proposed Dario Court is required. The Owner is responsible for all water main extension costs.
5. Previous water pressure reading from fire hydrant # 3118 located at the northwest intersection of Glenwood Street and Chesak Circle, have yielded a static pressure of 102 (psi) pounds per square inch, a residual pressure of 86 (psi) pounds per square inch and a discharge of 1163 (gpm) gallons per minute
6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

7. There is an existing 8-inch diameter sanitary sewer main along Glenwood Street. A sewer main extension along the proposed Dario Court is required. The Owner is responsible for all sewer main extension costs.

General

8. Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The Owner/Developer is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

911

The name of the street in itself currently exists, therefore, even if connected to, and even if it has a different suffix, constitutes duplicity.

- The El Paso County 911 District **Requests** that another name be chosen for this street.
- The El Paso County 911 District requests that addressing is displayed on the plat for review while still in the preliminary stage.

(Comments have been addressed by applicant.)

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Exception Request
6. Application

ATTACHMENT 1

GLENWOOD CIRCLE PLACE SUBDIVISION

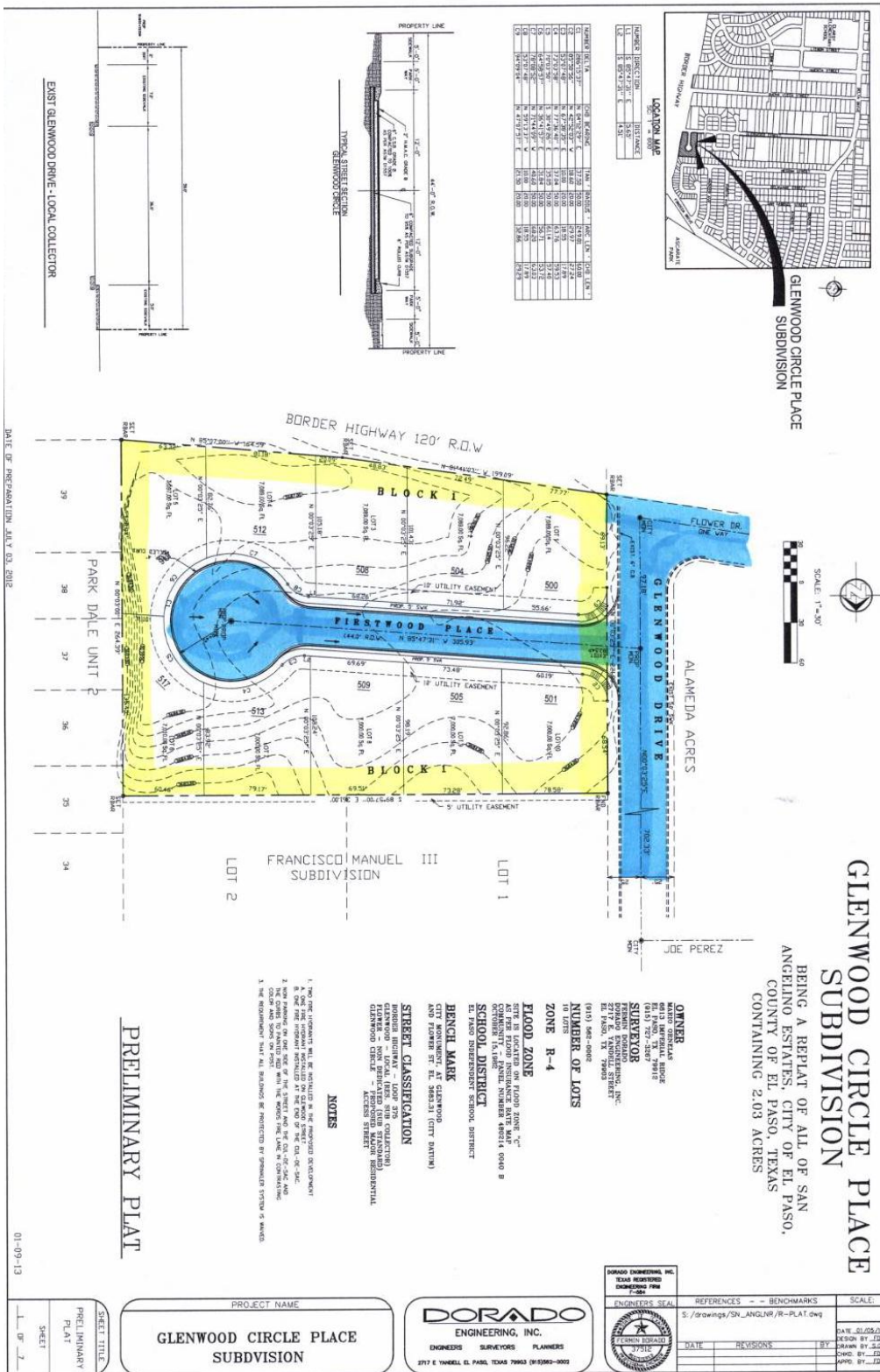


ATTACHMENT 2

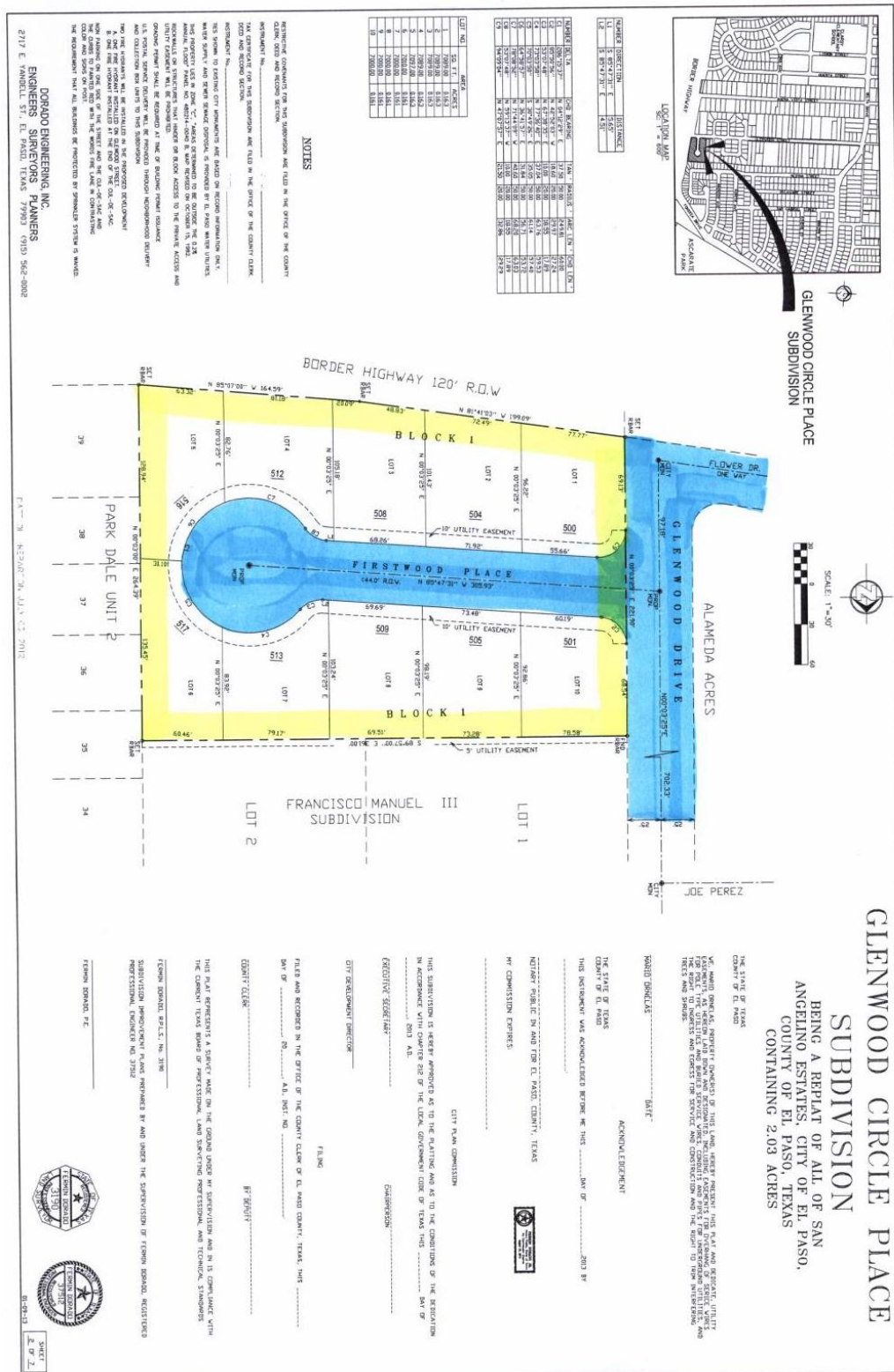
GLENWOOD CIRCLE PLACE SUBDIVISION



ATTACHMENT 3



SUSU13-00002



ATTACHMENT 5

DORADO ENGINEERING INC.

2717 E Yandell El Paso, Texas 79903 (915) 562-0002 Fax (915) 562-7743

January 11, 2013

City of El Paso
Development Service Department
Two Civic Center Plaza, 5th Floor
El Paso Texas 79901

RE: Glenwood Circle Place Subdivision

This is a request for a modification of the El Paso City Code Title 19.15.120, which requires a minimum street offset distance of 125 feet distance between centerline intersections of Glenwood Circle and Flower Drive. Our request is to modify the code to 97.18 feet.

If additional Information is necessary please call me.

Thank you,

A handwritten signature in blue ink, appearing to read 'Fermin', with a stylized flourish extending to the right.

Fermin Dorado, P.E.

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: 01-09-13 FILE NO. SUSU13-00002
SUBDIVISION NAME: Glenwood Circle Place Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

REPLAT OF SAN ANGELO ESTATES

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>2.03</u>	<u>10</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	_____	<u>10</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>2.03</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R-4 Proposed zoning? R-4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground X Overhead _____ Combination of Both _____
6. What type of drainage is proposed? (If applicable, list more than one) SURFACE FLOW
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record Marib ORNELAS 6813 Imperial Ridge El Paso TX 79912 727-3267
(Name & Address) (Zip) (Phone)
13. Developer ARIA CONSTRUCTION 6813 Imperial Ridge El Paso TX 79912 727-3267
(Name & Address) (Zip) (Phone)
14. Engineer DORADO ENGINEERING 2717 E. YANOELL ST El Paso TX 79903 562-0002
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,083.00

OWNER SIGNATURE: 

REPRESENTATIVE: FERMIN DORADO

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.